



Ontario Land Tribunal

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**Participant Status
Request Form and Participant Statement Form**

This form is expected to be provided at least 10 days in advance of the first hearing event to the Tribunal and all parties. Please contact the assigned Tribunal Case Coordinator to verify the relevant contact information for the parties. A paper copy of this form must also be provided to the Tribunal Member at the first hearing event.

Important: This form includes your written request for participant status and your participant statement. The presiding Tribunal Member will consider your request and the participant statement provided below at the hearing event prior to determining whether to grant you participant status and accept your participant statement.

Date: 2024/10/08

Case Information

Tribunal Case No.: OLT-24-000822

Date of Case Management Conference/Hearing: 2024/10/18

Contact Information

Last Name: Mia

First Name: Mohamed Naiem

Company Name:

Telephone Number: 647-336-5393

Email Address: mmia786@hotmail.com

Representative Contact Information (if applicable)

Last Name:

Participant Statement

Attachment 1 - The Participant Status Request Form - Mohamed Naïem Mia

Attachment 2 - Participant Statement Form - Mohamed Naïem Mia

I support Annie Dell's request to adjourn the October 18 Case Management Conference date to February 2025.

Notes:

1. Please refer to Rule 7.7 of the OLT's *Rules of Practice and Procedure* and section 17 of the *Ontario Land Tribunal Act* regarding the requirements for preparing a participant statement.
2. The OLT issues all correspondence to parties and participants electronically.
3. Personal information or documentation requested on this form is collected under the authority of the *Ontario Land Tribunal Act* and the legislation under which the proceeding is commenced.
4. All information collected is included in the OLT case file and the public record in this proceeding.
5. In accordance with the *Freedom of Information and Protection of Privacy Act* and section 9 of the *Statutory Powers Procedure Act*, all information collected is available to the public subject to limited exceptions.

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Participant Statement Form
Mohamed Naiem Mia
202 Lake Promenade
Toronto, ON M8W 1A8

I am 45-year resident of the Long Branch community. I live at 202 Lake Promenade, Toronto, M8W 1A8. My property abuts the proposed development site where the Applicant (and Appellant) seeks to replace the existing five 7-story affordable rental buildings with up to 9 building consisting of two 30-story rental buildings and up to seven high-rise condominium buildings ranging in height from 15 to 22-story high.

Having reviewed the documentation on the development proposal from the owners of 220, 230, and 240 Lake Promenade, as well as 21 and 31 Park Boulevard, I am not surprised by their lack of consultation with Long Branch residents prior to submitting their application to the city. This project does not reflect the interests of the community but solely serves the financial objectives of the individuals behind the 10 corporate entities comprising The Lake Promenade Real Estate Co-Tenancy. I opposes the Development, here are a few of my reasons:

1. **Opposition to Condominium Conversion:** The introduction of significant condominium properties to this proposed site will invariably lead to significantly higher rental costs for new renters. It most certainly will not alleviate pressures of providing affordable rental units for individuals with low to modest income.
2. **Impact on Long Branch:** The proposed development is too dense, increasing from 550 to 2,550 units, which would create issues like traffic congestion, safety hazards, loss of green space, and disruption to school zones and the Waterfront Trail.
3. **Environmental and Urban Concerns:** The removal of mature trees, lack of sufficient parking, and unprecedented building heights (up to 30 stories) would negatively impact the neighbourhood's character, overshadow homes, and reduce quality of life.
4. **Alignment with Official Plans:** The project contradicts the City of Toronto's Official Plan, which does not anticipate significant growth in established apartment neighbourhoods like Long Branch. I firmly believe that this application does not align with good planning principles as outlined in subsection 51(34) of the Planning Act.

On April 19, 2021, Bill 245 has been enacted as Chapter 4 of the Statutes of Ontario, 2021, under the name Accelerating Access to Justice Act, 2021. Schedule 6 of that Act enacts the Ontario Land Tribunal Act, 2021 which provides for the composition of the Ontario Land Tribunal, sets out its jurisdiction and powers and specifies the practices and procedures that apply with respect to proceedings before it.

That legislation has been used by The Lake Promenade Real Estate Co-Tenancy (LPRECT) to have a Notice of Case Management issued on September 4th 2024 for a virtual conference on

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October 18th 2024. That virtual conference is premature as Long Branch residents have the right to know in advance what is the position of the Etobicoke-York Council and the position of the Toronto City Council on the monster project submitted by LPRECT.

For that reason, I support the request of adjournment of the October 18th 2024 Virtual Conference sent on September 27th 2024 to the Acting Registrar of the Tribunal by a community member Mitch Fairrais a community member of the Working Group.